



REMAX
Property

Badger Walk, East Calder, EH53 0PR



Nestled within a peaceful and prestigious residential setting in the ever-popular Calderwood development, Badger Walk offers exceptionally well-appointed accommodation finished to an exacting standard throughout. The welcoming reception hallway immediately sets the tone for the quality on offer, leading through to a bright and elegant front-facing lounge enhanced by a striking bespoke media wall and an impressive bay window which bathes the room in natural light.

To the rear, the stunning open plan kitchen and dining area forms the undeniable heart of the home, featuring a recently installed high-specification kitchen, premium integrated appliances, sleek contemporary cabinetry and generous space for both relaxed family living and sophisticated entertaining. A practical utility area and stylish ground floor toilet further enhance the functionality of this outstanding family home.

The upper level hosts four beautifully presented and generously proportioned bedrooms, including a luxurious principal suite complete with a walk-in dressing area and stylish en-suite shower room. A second double bedroom also enjoys the convenience of private en-suite facilities, whilst the remaining bedrooms are served by an immaculately presented family bathroom. Externally, the property continues to impress with a substantial multi-car driveway, integral garage with electric vehicle charging point and a beautifully landscaped rear garden designed for both relaxation and entertaining, featuring generous patio areas, artificial lawn, decorative planting and ambient perimeter lighting.

Calderwood is an exciting and growing community situated on the edge of East Calder, offering modern family living with excellent local amenities. The development benefits from its own Primary School and Nursery, community café, car club and electric bike hire facilities, creating a thriving and well-connected neighbourhood. East Calder remains one of West Lothian's most desirable residential locations, providing excellent transport connections for commuters travelling to Edinburgh and Glasgow. The town enjoys regular bus services, easy access to the A71, M8 and M9 motorway networks, nearby railway stations at Kirknewton and Livingston, and Edinburgh Airport is within easy reach. A wide range of local amenities are available within East Calder, including a medical centre, dentist, post office, convenience stores, hairdressers, cafés, takeaways, public parks and sports facilities. Additional amenities can be found in neighbouring Mid Calder and Livingston, which offers extensive retail, leisure and dining facilities.

Front Garden, Driveway and Garage

The property enjoys a generous multi-car driveway and a welcoming covered entrance porch with external LED lighting. A pathway provides convenient access around the side of the property. An electric vehicle charging point is installed adjacent to the garage. Garage 5.102m x 2.554m (16'08" x 08'04") A substantial garage featuring a painted concrete floor, painted walls, power points, ceiling light fitting and a remote-controlled electric roller door. The gas boiler is also housed within the garage.

Reception Hallway

Entered via a door with glazed inset panel, the welcoming hallway features stylish herringbone Karndean flooring, neutrally painted walls and recessed ceiling downlights. Additional features include a radiator, a built-in entrance mat, under stair storage cupboard, a smoke detector, thermostat controls and power points.

Lounge

5.145m x 3.497m (16'10" x 11'06")

A superbly proportioned and beautifully presented front-facing reception room, flooded with natural light from an impressive bay window. Decorated with herringbone Karndean flooring and painted walls. The room is further enhanced by a stylish bespoke media wall with decorative slatted timber backdrop, creating a contemporary focal point and an ideal setting for both relaxation and entertaining. Additional features include a ceiling light, a smoke detector, a radiator and power points.





Open Plan Dining Kitchen

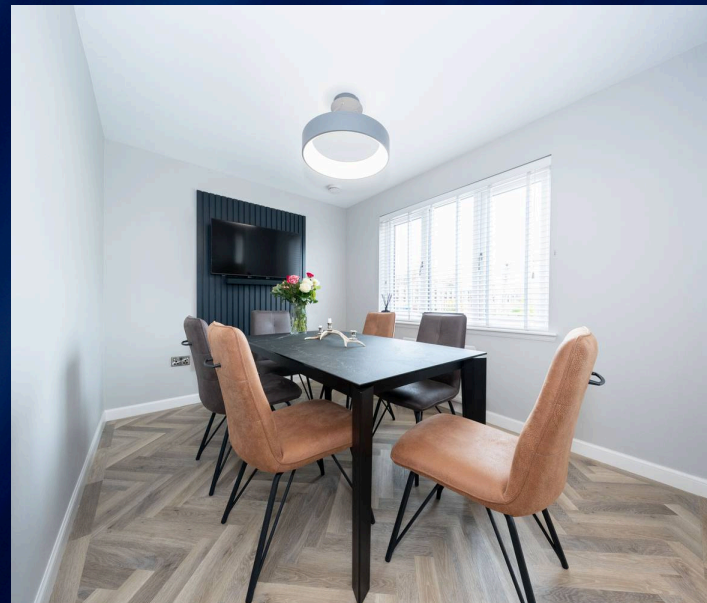
4.595m x 3.411m (15'00" x 11'02")

Undoubtedly one of the standout features of the home, this exceptional kitchen has been recently upgraded with a stunning high-specification fitted kitchen incorporating an extensive range of contemporary wall and base units, luxurious Silestone work surfaces, a stylish breakfast bar and Intaglio glass splashbacks. Premium integrated Bosch appliances provide both practicality and sophistication, creating a truly impressive culinary and entertaining space. Included in the sale will be; a washing machine, a tumble dryer, a dishwasher, a fridge freezer, an induction hob with cooker hood, a mid-height oven and integrated microwave. Additional features include a stainless steel sink with ridged drainer in the worksurface. The quality Karndean herringbone flooring flows seamlessly through, as does the neutral painting to the walls. Ceiling downlights, a heat detector and an extensive storage provision are all included.

Dining Area

3.185m x 2.366m (10'06" x 07'10")

Open to the kitchen, the dining area provides a bright and sociable space ideal for family meals, informal gatherings and entertaining guests. A pleasant outlook across the rear garden enhances the sense of space and connection to the outdoors. Finished with herringbone Karndean flooring, painted walls and a feature slatted timber media wall. A radiator, a ceiling light and power points complete the room.



Ground Floor Toilet

1.990m x 0.731m (06'06" x 02'04") plus sink recess 1.806m x 1.047m (05'11" x 03'06")

Fitted with a white wall-mounted wash hand basin and white close coupled toilet. A window brings in natural light and is complemented by ceiling downlights. The quality herringbone Karndean flooring continues, as does the neutrally painted walls. The room benefits from a radiator, a wall-mounted mirror and a large storage cupboard.

Stairs and Landing

A carpeted staircase with white balustrade leads to the upper landing. Features include painted walls, ceiling downlights, attic hatch, smoke detector, power points and a large linen storage cupboard.

Primary Bedroom

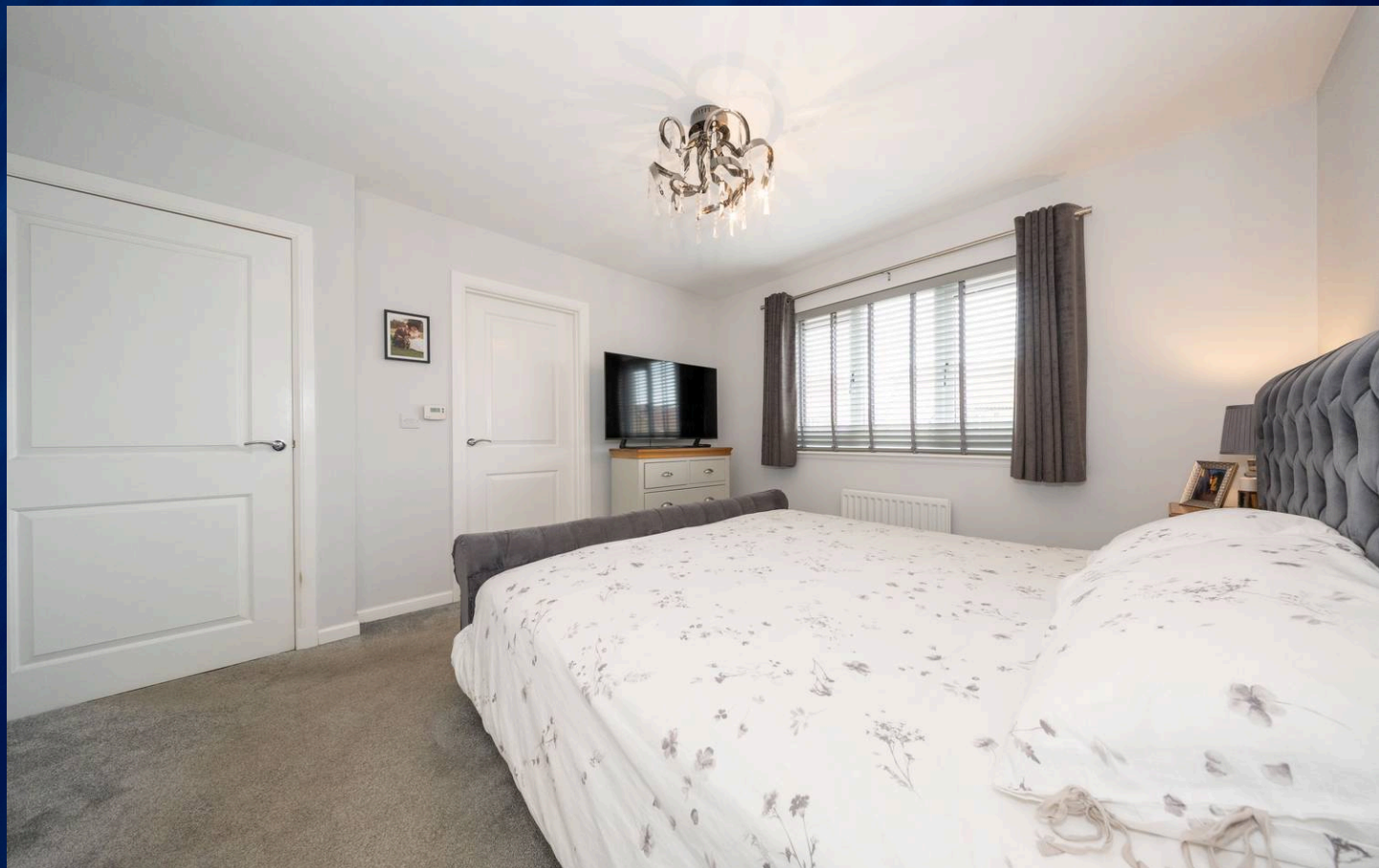
3.963m x 3.343m (13'00" x 11'00")

A particularly spacious and elegant principal bedroom benefiting from a bright aspect and three windows which create a wonderfully light and airy atmosphere. Beautifully presented in calming neutral tones, the room offers a luxurious retreat and is complemented by a walk-in wardrobe and private en-suite shower room. A radiator and a ceiling light are provided.

Walk-In Wardrobe

1.784m x 1.388m (05'10" x 04'06")

A superb dressing area fitted with an excellent range of shelving and hanging space, providing practical and well-organised storage while adding a touch of luxury to the principal suite. Finished with carpeted flooring and recessed ceiling downlights.





First En-Suite Shower Room

1.702m x 1.523m (05'06" x 05'00") excluding shower enclosure

Fitted with a modern vanity unit incorporating wash hand basin and concealed cistern toilet. The room further benefits from a tiled shower enclosure with mains shower. A side-facing window allows in natural light which is enhanced by recessed ceiling downlights. The modern décor continues with vinyl tiled flooring, splashbacks and painted walls? A chrome ladder radiator, a backlit mirror and an extractor fan are all supplied.

Second Bedroom

3.279m x 2.458m (10'10" x 08'00") bedroom plus 1.741m x 0.927m (05'08" x 03'00") recess

A generous double bedroom featuring built-in double wardrobes, carpeted flooring and painted walls. A front-facing double window allows in an abundance of natural light and a ceiling light fitting complements this. A radiator and power points are included.

Second En-Suite Shower Room

1.291m x 1.141m (04'02" x 03'08") excluding shower enclosure
Comprising of a close coupled toilet, a pedestal wash hand basin and a tiled shower enclosure with mains shower.

Decorated with marble-effect flooring, neutrally painted walls and tiled splashbacks. A window brings in daylight and ceiling lighting enhances this. A wall-mounted mirrored cabinet, a radiator and an extractor fan are provided.

Third Bedroom

3.205m x 3.178m (10'06" x 10'05") plus wardrobe recess

A well-proportioned double bedroom overlooking the rear garden. Continuing the décor of the property with carpeted flooring and neutrally painted walls. The recess area provides excellent space for freestanding or fitted storage. A radiator, a ceiling light and power points are supplied.



Family Bathroom

2.245m x 2.185m (07'04" x 07'02")

A contemporary family bathroom fitted with a bath and tiled surround, vanity unit, with storage and an integrated wash hand basin plus a concealed cistern toilet. The room benefits from marble effect flooring, neutrally painted walls and tiled splashbacks. Recessed ceiling downlights, an extractor fan, a rear-facing window and a useful linen cupboard are all included.

Fourth Bedroom

2.612m x 2.205m (08'06" x 07'02")

A versatile fourth bedroom overlooking the rear garden. Decorated in keeping with the contemporary décor throughout, with carpeted flooring and neutrally painted walls. A radiator, a ceiling light and power points are supplied.

Rear Garden

The beautifully landscaped and fully enclosed rear garden has been thoughtfully designed to provide a stylish yet low-maintenance outdoor retreat. Featuring an expansive patio seating area, quality artificial lawn, decorative chipped borders and established planting, the space is perfectly suited to outdoor dining, entertaining and family enjoyment. Recently installed perimeter and external LED lighting create an attractive ambience during the evening hours, further enhancing this exceptional outdoor space.





Additional Items

Tenure: Freehold. Council Tax Band: F. Factor Fee: Scottish woodlands approx. £370 per year. There is unrestricted parking available within the development. All fitted floor coverings, kitchen items mentioned, fitted blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

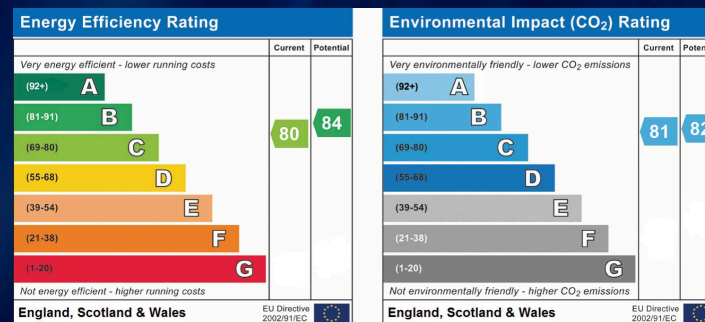
All offers should be submitted to: REMAX Property, REMAX House, 13b Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

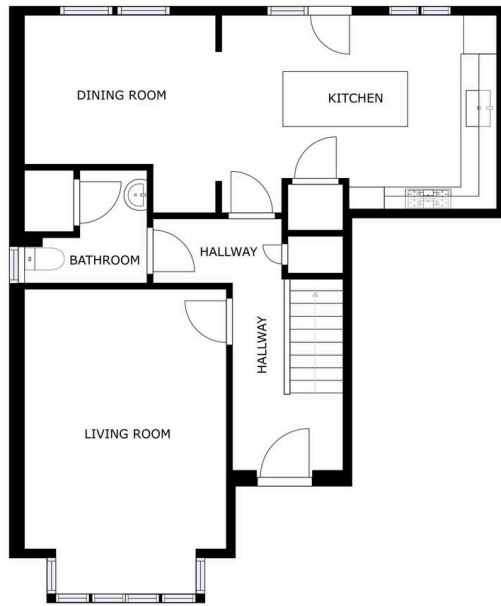
INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.



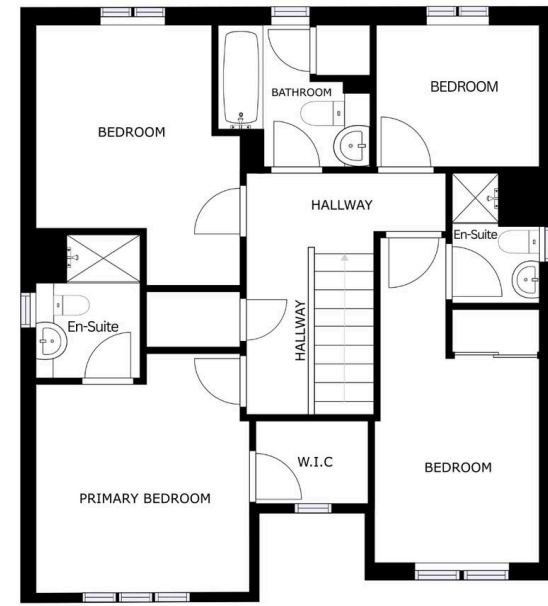


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 61.11 m², FLOOR 2: 75.34 m²
 TOTAL: 136.45 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 61.11 m², FLOOR 2: 75.34 m²
 TOTAL: 136.45 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.